

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MELANIE LN, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	KIRBY WILLIAM R & ANN M/TRS			
Owner 2:	KIRBY 2018 TRUST			
Owner 3:				
Street 1:	4 MELANIE LN			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	KIRBY WILLIAM R & ANN M/TRS -		
Owner 2:	4 MELANIE LANE NOMINEE TRUST -		
Street 1:	4 MELANIE LN		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,281 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 1946 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16715	Total SF/SM:	7281
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7281.000	383,900		446,900	830,800
Total Card	0.167	383,900		446,900	830,800
Total Parcel	0.167	383,900		446,900	830,800
Source: Market Adj Cost	Total Value per SQ unit /Card:			427.01	/Parcel: 427.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	383,900	0	7,281.	446,900	830,800	830,800 Y
2019	101	FV	298,500	0	7,281.	440,500	739,000	739,000 Y
2018	101	FV	298,500	0	7,281.	338,400	636,900	636,900 Y
2017	101	FV	298,500	0	7,281.	319,200	617,700	617,700 Y
2016	101	FV	298,500	0	7,281.	293,700	592,200	592,200 Y
2015	101	FV	293,400	0	7,281.	274,500	567,900	567,900 Y
2014	101	FV	293,400	0	7,281.	252,800	546,200	546,200 Y
2013	101	FV	293,400	0	7,281.	252,800	546,200	546,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
KIRBY WILLIAM R	71195-500	1	6/22/2018	Convenience	10	No	No
KIRBY WILLIAM R	70568-497		1/30/2018	Convenience	1	No	No
	18206-60		6/1/1987		246,500	No	No

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2008	Meas/Inspect	189	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
2/26/2000	Inspected	197	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT
2/1/1985		RG	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

Alt	%	Spec	J	East	Use Value	Notes
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[illegible]

446,899	Spl Credit		Total:	446,900
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